

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 01008, I-80 BUSINESS PARK 1ST ADDITION**, requested by Engineering Design Consultants on behalf of Hampton, L.L.C., for 124 commercial lots to be served with private roadways and private sanitary sewers, with associated waiver requests, on property generally located at N.W. 27th Street and West "O" Street.

STAFF RECOMMENDATION: Conditional Approval, except **denial** of the waiver of sidewalks on both sides of the private roadways and **denial** of the waiver of sidewalks along the west side of N.W. 27th Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/03/01
Administrative Action: 10/03/01

RECOMMENDATION: Conditional Approval, with amendments approving the waiver of sidewalks on both sides of the private roadways (7-0: Newman, Duvall, Taylor, Steward, Carlson, Hunter and Schwinn voting 'yes'; Bills and Krieser absent).

FINDINGS OF FACT:

1. The staff recommendation of conditional approval (denying the waiver of sidewalks on both sides of private roadways and the waiver of sidewalks along the west side of N.W. 27th Street) is based upon the "Analysis" as set forth on p.8-9. The conditions of approval are found on p.9-11. For information purposes only and at the request of the Planning Commission, the previously approved preliminary plat was submitted for the record (p.034-035).
2. The applicant's testimony is found on p.12, including a request to delete Conditions #1.1.1 and #1.1.2 , and to amend Condition #2.2 (which would approve the waiver of sidewalks on both sides of the private roadways and along the west side of N.W. 27th Street). The applicant stated that the developer would not object if at some point in the future the city orders the sidewalks constructed. The developer does not believe the area will develop into pedestrian oriented type facilities. (See Minutes, p.12).
3. Testimony in opposition to the waiver of sidewalks by the West "O" Business Association is found on p.12-13.
4. The applicant's response to the opposition is found on p.13.
5. On October 3, 2001, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, with amendments deleting Condition #1.1.1 and amending Condition #2.2 (which grants the waiver of sidewalks on both sides of the private roadway). The Planning Commission did not grant the waiver of the sidewalk on N.W. 27th Street. Commissioner Carlson dissented the motion waiving the sidewalks. (See Minutes, p.13-14).
6. On October 8, 2001, a letter reflecting the action of the Planning Commission and the amended conditions of approval was mailed to the applicant (p.2-5).
7. The Site Specific conditions of approval (#1.1, p.2) required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments. The review comments of Public Works and Utilities on the resubmittal, including the sight distance exhibit, are found on p.036-037.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 29, 2001

REVIEWED BY: _____

DATE: October 29, 2001

REFERENCE NUMBER: FS\CC\FSP01008

October 8, 2001

Engineering Design Consultants
Robert Dean
North Cotner Boulevard
Lincoln, NE 68505

Re: Preliminary Plat No. 01008
I-80 BUSINESS PARK 1ST ADDITION

Dear Mr. Dean:

At its regular meeting on Wednesday, **October 3, 2001**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **I-80 Business Park 1st Addition**, located in the general vicinity of **NW. 27th St. and West "O" St.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 ~~Sidewalks on one side of the private roadway.~~ (****Per Planning Commission 10/03/01****)
 - 1.1.2 Sidewalks along the west side of NW 27th Street.
 - 1.1.3 A note indicating that any relocation of existing facilities will be at the owner/developers expense.
 - 1.1.4 Submit supporting documentation for the sight distance from Bizpark Drive to the north to the satisfaction of the Public Works & Utilities Department.
2. The City Council approves associated request:
 - 2.1 An exception to the design standards to permit a reduced roadway width along Bizpark Drive as shown on the site plan.

- 2.2 A waiver to sidewalks on ~~one~~ both sides of the private roadway. (****Per Planning Commission 10/03/01****)
- 2.3 A waiver to sidewalks on the north side of West O Street.
- 2.4 A waiver to the design standards for sanitary sewer to allow for a private lift station to transfer sanitary sewer from one drainage basin to another.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To pay all improvement costs.
 - 3.2.4 To submit to lot buyers and builders a copy of the soil analysis.
 - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
 - 3.2.6 To complete the private improvements shown on the preliminary plat.
 - 3.2.7 To maintain the private improvements, including private sanitary sewers and lift station, on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.8 To incorporate into covenants and restrictions governing the final plat a statement that the subdivider requested a reduction in the right-of-way width and pavement width in Bizpark Drive, and the City of Lincoln agreed to the reduction provided on-street parking is prohibited. This document including the statement is to receive the City Attorney's approval and recorded with the Register of Deeds.
- 3.2.9 To relinquish the right of direct vehicular access from lots 1, Block 2, lots 1 & 2, Block 1 to NW 27th Street and lots 4, 5, 6, 7, Block 2, lots 2, 3, & 4, Block 1 to West O Street.
- 3.2.10 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

4. This application voids and supercedes all previous applications/preliminary plats.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Preliminary Plat # 01008

DATE: 9/6/01

****As Revised by Planning Commission 10/03/01****

PROPOSAL: Robert Hampton, or Hampton L.L.C., requests a preliminary plat for 14 commercial lots.

WAIVER REQUESTS:

Waiver of Section 26.27.020: Sidewalks provided on both sides of all streets within a subdivision and along one side of the street abutting West O Street and NW 27th Street.

Waiver of Private Roadway Design Standards: To allow for a reduced roadway width for Bizpark Drive as shown.

Waiver of Sanitary Sewer Design Standards: To allow for a private lift station to pump sanitary sewer from another drainage basin to the gravity flow system.

LAND AREA: 14.68 Acres, more or less

CONCLUSION: The preliminary plat with conditions conforms to the Comprehensive Plan and the Land Subdivision Ordinance.

RECOMMENDATION:

Preliminary Plat	Conditional Approval
Waiver of sidewalks on both sides of the private roadways	Denial
(**Per Planning Commission 10/03/01**)	<u>Approval</u>
Waiver of sidewalks on one side of the private roadways	Approval
Waiver of sidewalks along the west side of NW 27 th Street	Denial
Waiver of sidewalks along the north side of W "O" Street	Approval
Waiver of Sanitary Sewer Design Standards to allow a lift station	Approval
Waiver of Private Roadway Design Standards to allow a reduced width	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 40, 41, 64, 71 and 78 Irregular Tracts all located in the southeast quarter of Section 20 T10N, R6E of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located at NW 27th and West O Street.

APPLICANT: Robert Hampton
Hampton L.L.C.
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402) 434-5650

OWNER: Robert Hampton
Hampton, L.L.C.

CONTACT: Robert Dean
Engineering Design Consultants
North Cotner Boulevard
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: H-3, Highway Commercial District

EXISTING LAND USE: Commercial and Vacant

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG, Agricultural
South:	Commercial	H3, Highway Commercial
East:	Residential and Commercial	R2, Residential, H3
West:	Commercial	H3

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan indicates this area as commercial.

The Street and Roads Functional Classification of the Comprehensive Plan classifies West “O” Street as an urban principal arterial, NW 27th Street as a local street and Interstate 80 as an urban interstate & expressway.

HISTORY: On December 17, 1997 Planning Commission approved Preliminary Plat #97022 for I80 Business Park Addition and on July 20, 1998 it was accepted by City Council.

UTILITIES: Utilities are available to the area.

TOPOGRAPHY: Sloping to the southwest

TRAFFIC ANALYSIS: NW 27th Street is not paved

REGIONAL ISSUES: This parcel is located within the inner approach zone of the Airport Environs District.

ANALYSIS:

1. This is a request for 14 commercial lots served with private roadways and private sanitary sewers.
2. Waivers to sidewalks on one side of the street and allowing a private lift station were granted for the existing preliminary plat. The Public Works & Utilities Department objected to the lift station during the review of the first preliminary plat. During the review and approval of the first preliminary plat, the developer requested a waiver of sidewalks on the west side of NW 27th Street but was denied.
3. The developer is requesting a waiver for the requirement to provide a gravity flow sanitary sewer system and proposes to serve lots 5-9 with a private lift station and private sewer system. Without this station, connection to the sewer system could not be provided to these lots.
4. The Design Standards for Subdivision Regulations state:
 "The various elements of the sanitary sewer system in the City of Lincoln are designed to handle only that sanitary sewage contribution that originates within the natural drainage area served to the sanitary sewer system. The transfer of sanitary sewer from one drainage area to another by any means, such as the use of a lift station is prohibited" (page 52).
5. The Public Works & Utilities Department does not support the waiver of sidewalks on both sides of the private roadway or along NW 27th Street.
6. This property is located within the inner approach zone of the Airport Environs District. It is in a runway protection zone. Section 27.52.080(a), Airport Environs District, requires that the developer acknowledge the noise and overflight impact, and grant aviation and noise easements to the airport authority of the City of Lincoln. The section requires the owner to disclose the noise and overflight impacts to future purchasers.
7. Section 27.59.060(a), Airport Zoning Regulations, requires a height permit from the Building and Safety Department prior to the issuance of any building permit.
8. The Public Works & Utilities Department does not object to the reduced private roadway width as shown on the plat.
9. The Public Works & Utilities Department indicated that the proposed extended sanitary sewer in NW 28th Street is satisfactory.
10. The Public Works & Utilities Department indicated that the extended water main along the east side of NW 27th Street is satisfactory.
11. The Public Works & Utilities Department indicated that the sight distance from Bizpark Drive to the north will depend on the street platform of that intersection. Engineering Design Consultants shall submit supporting documentation for the sight distance.

12. The Public Works & Utilities Department indicated that the lot layout for street frontage for Lot 2 is satisfactory.
13. NW 27th Street must be paved adjacent to this plat. The developer has indicated that they are requesting a paving district. The paving district funding mechanism is a separate action. A paving district cannot be guaranteed with the preliminary plat.

CONDITIONS:

Site Specific:

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 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
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3.2.10 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

4. This application voids and supercedes all previous applications/preliminary plats.

Prepared by:

Becky Horner
Planner

PRELIMINARY PLAT NO. 01008, I-80 BUSINESS PARK 1ST ADDITION

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 3, 2001

Members present: Newman, Duvall, Taylor, Steward, Carlson, Hunter and Schwinn; Bills and Krieser absent.

Staff recommendation: Conditional approval.

Becky Horner of the Planning staff submitted a copy of the previously approved preliminary plat for the Commission's information.

Proponents

1. Mark Hunzeker appeared on behalf of **Hampton Development**. This is going to be a very nice primarily warehouse and general commercial area. Conditions #1.1.1 and #1.1.2 require sidewalks on one side of the private roadway within the property and along the west side of N.W. 27th Street. N.W. 27th is a street that leads from West "O" at approximately the interstate interchange, goes north over the interstate and turns into a gravel road that runs under the airport runway. There is very little, if anything, in the area that is remotely pedestrian oriented. There is the possibility of sidewalks being put in N.W. 27th Street at some point in the future if development on the north side of the interstate progresses to the point where sidewalks would be necessary or desirable. Hunzeker requested that Conditions #1.1.1 and #1.1.2 be deleted. At the same time, Condition #2.2 should be revised to waive sidewalks on both sides of the private roadway, and "and N.W. 27th Street" should be added to Condition #2.3.

Newman sought confirmation that this is strictly a warehouse district. Hunzeker responded that it is warehouse and general commercial oriented type business. It is not going to be a retail area.

Schwinn observed that typically, when sidewalks are waived, the city reserves the right to require them at a later date. Hunzeker would not disagree. He knows the city has the authority to order in sidewalks along public streets but he does not know if that applies on private roadways. The developer will agree not to object if at some point in the future the city orders the sidewalks constructed. He does not believe this area will develop into pedestrian oriented type facilities.

Opposition

1. Rich Wiese, testified on behalf of the **West "O" Business Association**. He requested that the Commission keep in mind that the Lincoln City Limits goes out to N.W. 56th and West "O" and there have been problems with people coming from Schumachers, Crete Carrier, the motels and businesses that are walking into the City. The West "O" businesses have worked hard to get sidewalks under the bypass up to N.W. 27th and West "O" (from N.W. 22nd and West "O" Street to N.W. 27th and West "O" Street). That sidewalk has been approved by the City Council and is

intended to be constructed as soon as possible. Wiese suggested that waiving the sidewalks now is okay but someday the city may be held responsible for an accident from people having to walk in the highway when that property is developed. If the property is developed, he believes sidewalks should be put in. There should be sidewalks on any property abutting West "O" Street.

Staff questions

Carlson inquired why the sidewalks on the north side of West "O" west of N.W. 27th should be waived. Horner advised that the staff analysis explains that these sidewalks were waived with the previously approved preliminary plat, plus that sidewalk would lead onto the on-ramp of the interstate. Staff would not be opposed to denying this waiver, however.

Carlson wondered whether there is a situation where we have a sidewalk around the overpass. Dennis Bartels of Public Works explained that the sidewalk that Mr. Wiese referred to will go underneath Capitol Parkway West. It takes the sidewalk west to N.W. 27th Street along "O" Street at ground level. The sidewalk requested to be waived refers to the entrance ramp just west of this project. Bartels agrees that the sidewalk will definitely be needed in the future. Right now, the city does not have plans to extend the sidewalk further west of N.W. 27th Street, but he believes it will be needed in the future.

Response by the Applicant

Hunzeker agreed that the sidewalks on West "O" were waived with the previously approved preliminary plat. Virtually all of the frontage this developer has along the south side is on the interstate on-ramp and he can't even imagine wanting to have a sidewalk that would come along West "O" on the north side and cross that on-ramp. That would not be a safe place to be walking, particularly if you are walking west. It makes all kinds of sense not to have a sidewalk there. As far as N.W. 27th, Hunzeker submitted that this is not a retail or pedestrian oriented commercial area—these are trucking warehouse type businesses and N.W. 27th runs over the interstate and on up to the south side of the airport as a gravel road.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 3, 2001

Carlson moved to approve the staff recommendation of conditional approval, seconded by Hunter.

Carlson commented that the Commission runs into this over and over again where we have a commercial application where it is stipulated that no one will walk there. Carlson is to a point where he has to agree to disagree. He believes there are pedestrians that will use N.W. 27th Street. He never agrees with the idea that there is not going to be anything there. We run into problems when people ask to have the sidewalks put in later by assessment district. He thinks they should be put in when the property is developed.

Hunter asked a process question about sidewalk districts. If the sidewalk is waived, how does it get built later? Bartels advised that the City Council has the authority to order the sidewalks in. The property owner is given a period of time to build it at his own expense. If the owner chooses not to build it, then the city orders the district constructed and the gaps not built by property owners are put under contract. The cost is then assessed back against the property owner.

Steward moved to amend, deleting Condition #1.1.1 and amending Condition #2.2 to grant the waiver of sidewalks on both sides of the private roadway, seconded by Duvall. Steward clarified that the intent of his motion is to not require sidewalks on the private roadway, but to require the sidewalk on one side of N.W. 27th Street.

Carlson wondered about pedestrian circulation within the site. Steward senses that it will not be an issue and if it becomes an issue, the city can require it.

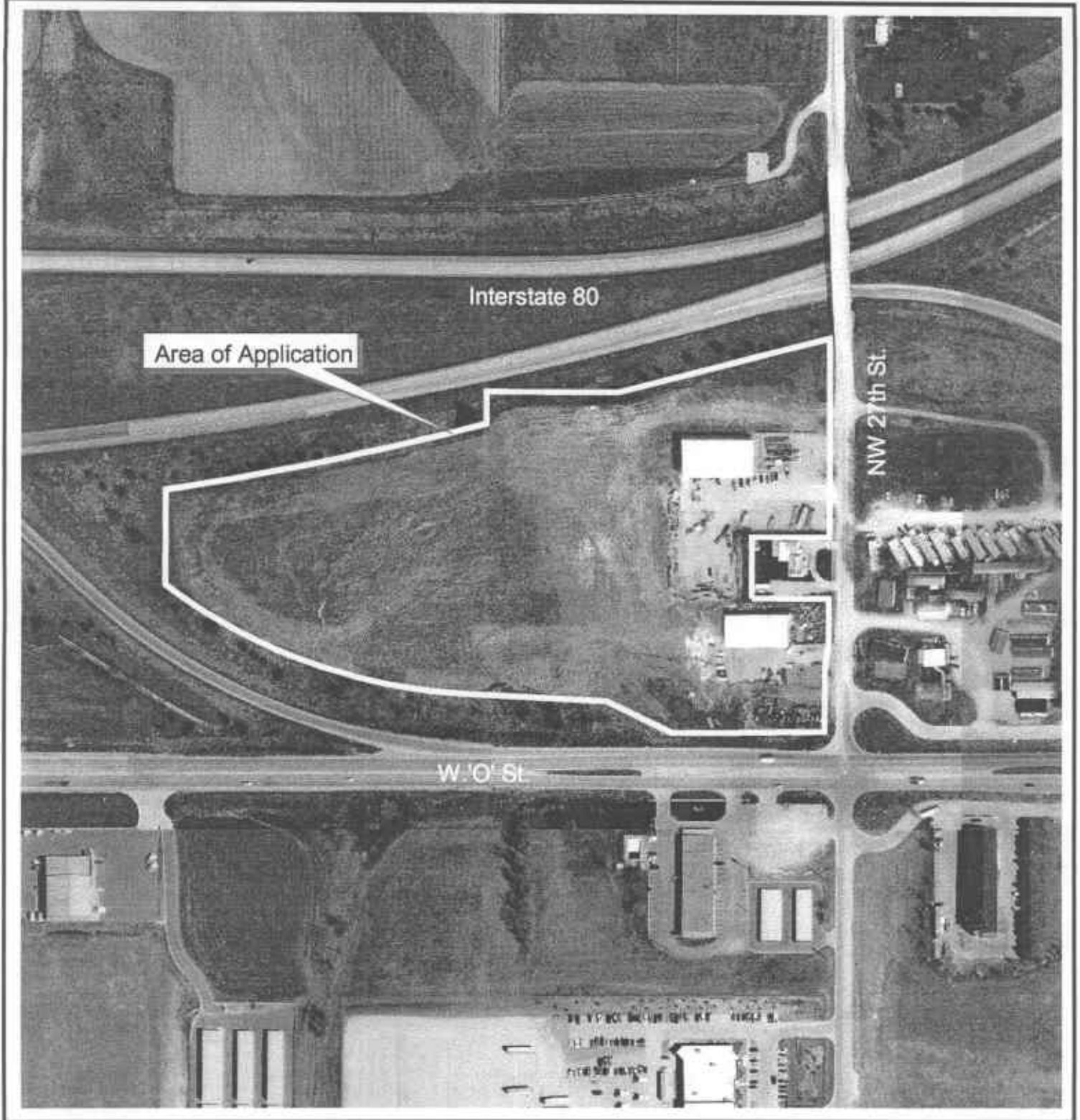
Steward noted that everything that is within this property is private roadway. The net effect of his motion is that the sidewalk on N.W. 27th Street would be required and all others would be waived.

Taylor commented that he is all for sidewalks but he is not convinced that there should be a sidewalk required on the private roadway.

Motion to amend carried 6-1: Newman, Duvall, Taylor, Steward, Hunter and Schwinn voting 'yes'; Carlson voting 'no'; Krieser and Bills absent.

Duvall noted that there is a lift station in this project. He thinks it is unique but he likes it.

Main motion for conditional approval, as amended, carried 7-0: Newman, Duvall, Taylor, Steward, Carlson, Hunter and Schwinn voting 'yes'; Bills and Krieser absent.



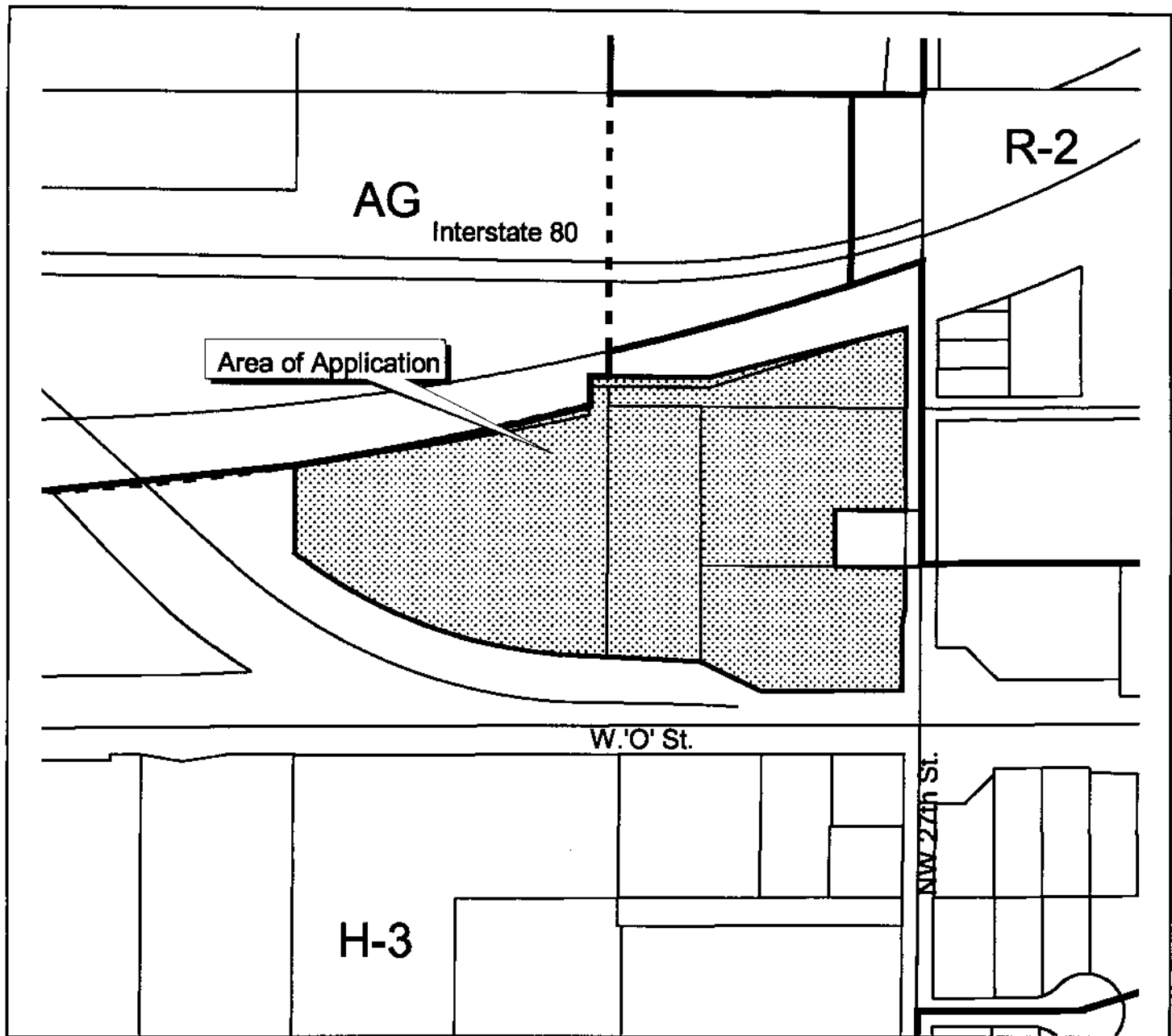
**Preliminary Plat #01008
I-80 Business Park 1st Add.
NW 27th & I-80**



9/20/01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

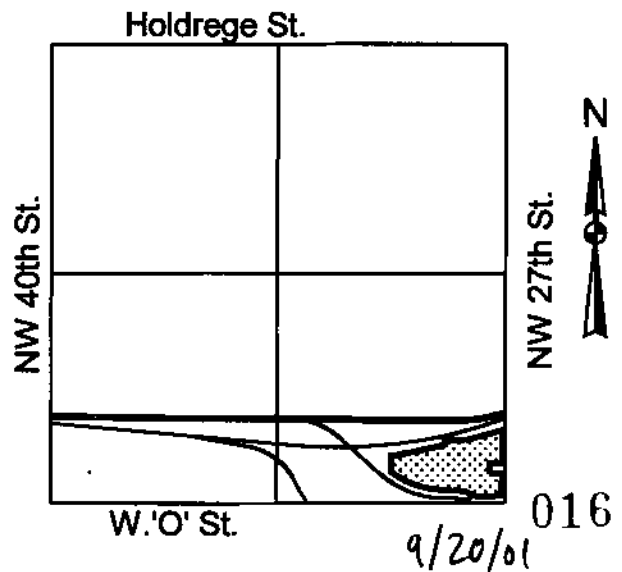
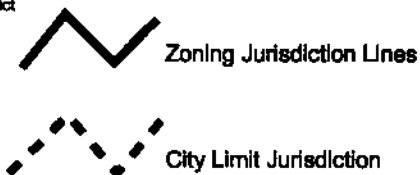


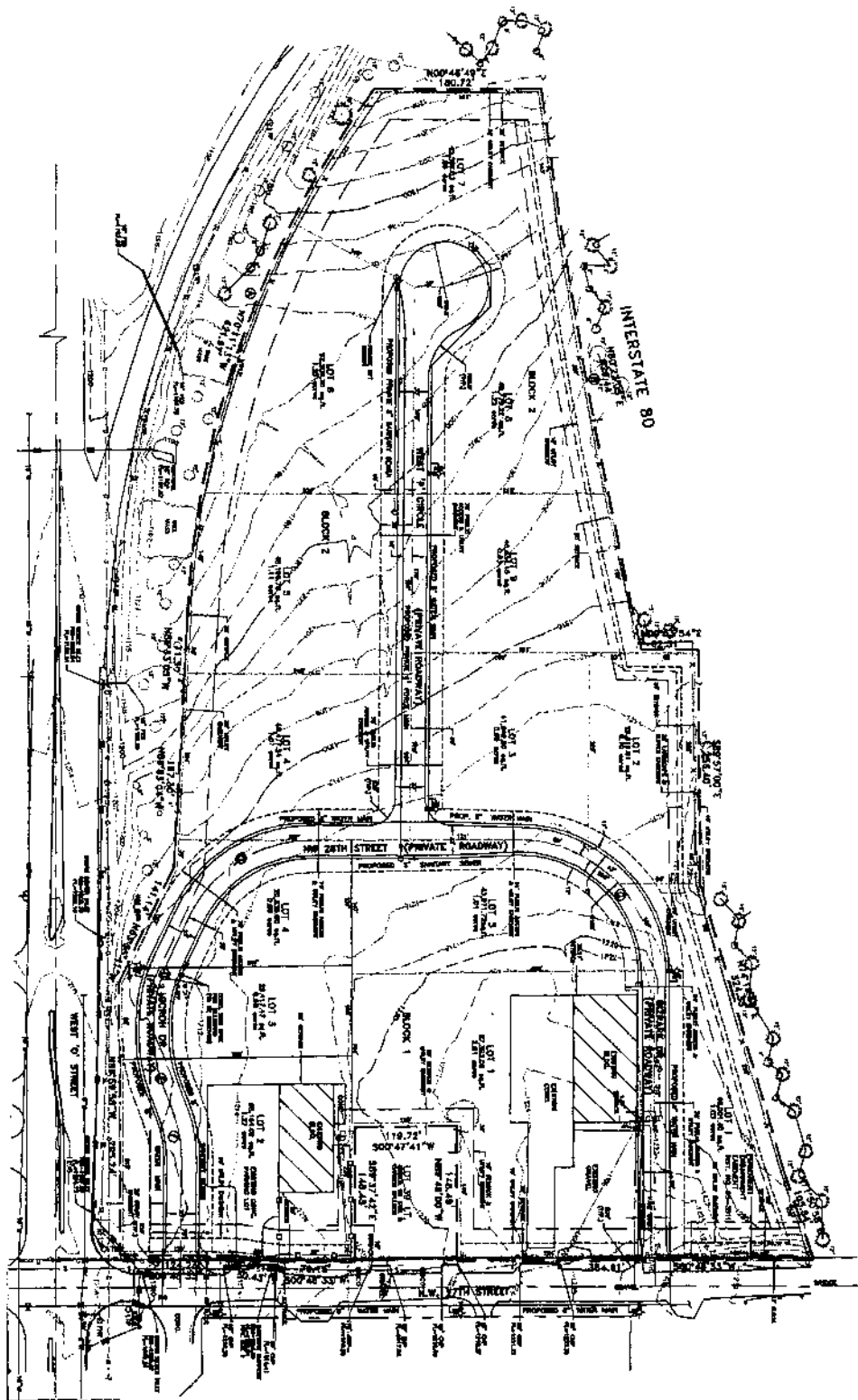
Preliminary Plat #01008
I-80 Business Park 1st Add.
NW 27th & I-80

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 20 T10N R6E

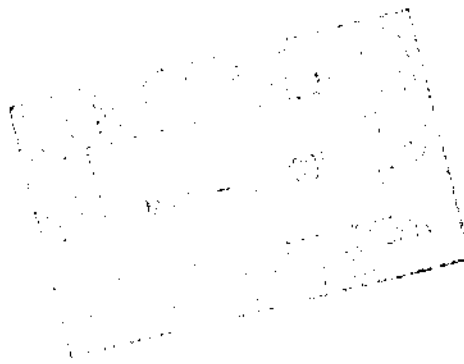




I-80 Business Park 1st Addition
Proposed



Date: 9-20-01 North



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

May 3, 2001

Jennifer Dam
Planning Department
County-City Building
555 So. 10th Street
Lincoln, NE 68508

Re: I-80 Business Park, Preliminary Plat Amendment
EDC Job # 01-015

Dear Jennifer:

Enclosed, please find the following documents for the above-mentioned project.

1. 15 copies of the site plan.
2. 6 copies of the drainage and grading plan.
3. 3 copies of the preliminary street profiles.
4. 6 copies of the landscape plan.
5. 1 copy of the site plan on 8 1/2" x 11".
6. \$1,060.00 check for the preliminary plat submittal fee.
7. 2 copies of the soils report.

Under this submittal, I am filing a request for an amendment to the preliminary plat for I-80 Business Park.

We are requesting the following waivers:

- Sidewalks – waiver to eliminate sidewalks along private roadways. Development is planned as a warehouse / trade center concept. Sidewalks are not warranted nor would they be utilized under the type of development proposed.
- Roadway width for Bizpark Drive – waiver from 33' width to 25' width due to existing building and I-80 right-of-way which limits development for Lot 1.
- Centerline radius – waiver from 150' to 100' / 125' for curves due to existing lot geometrics and improvements.
- Intersection tangent length – waiver of tangent length at intersection of Micron Drive and Northwest 27th Street due to existing development on Lot 3.
- Tangent length between non-compound curves – waiver of tangent length between curves 'E' and curve 'F' due to location of existing improvements and proximity to Northwest 27th Street intersection.

Owner / Developer:
Hampton, L.L.C.
Robert D. Hampton, Managing Member
6101 Village Drive, Suite 101
Lincoln, NE 68516
4092-434-5650

Authorized Agent:
Engineering Design Consultants, L.L.C.
Robert L. Dean
630 North Cotner, Suite 105
Lincoln, NE 68505
402-464-4011

Please contact me if you have any questions or require additional information.

Sincerely,



Robert L. Dean, P.E.

RLD/kle

Enclosure

ENCLOSURE



630 North Cornier Blvd., Suite 105
Lincoln, Nebraska 68505

September 4, 2001

Becky Horner
Planning Department
555 So. 10th Street
Lincoln, NE 68508

Re: I-80 Business Park, 1st Addition
Preliminary Plat Amendment
EDC Job # 01-015

Dear Becky:

Enclosed please find the following revised documents for the above mentioned project.

1. 3 copies of the Cover Sheet
2. 3 Copies of the Site Plan

These revisions address the comments from the Public Works Department memo dated 8/7/01 and L.E.S. memo dated 8/13/01 as summarized in the Engineer's Response letter attached herewith.

A copy of the revised plans has been sent directly to Public Works. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Dean". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert L. Dean
Principal

RLD/kle

Enclosure

**I-80 Business Park, 1st Addition
Preliminary Plat No. 01008
EDC Job # 01-015**

**ENGINEER'S RESPONSE TO PUBLIC WORKS MEMO, DATED 8-7-01 and
L.E.S. MEMO, DATED 8-13-01**

PUBLIC WORKS COMMENTS

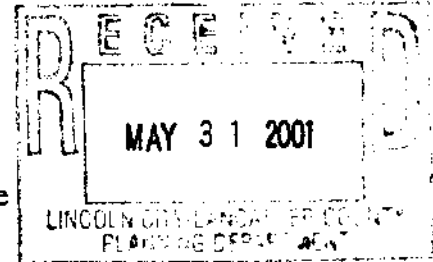
1. The sewer line has been extended along NW 28th Street to service Lots 1 and 2, Block 2 and Lot 1, Block 1.
2. A proposed 8" main is shown to be extended along the east side of NW 27th Street adjacent to the development.
3. A meeting was held on-site with Buff Baker to review the site distance issue. It was concluded, based on that meeting, that sight distance at the intersection of NW 27th Street and Bizpark Drive was adequate.
4. Based on the on-site meeting with Buff Baker, it was agreed that the minimum roadway width through curve 'G' from the south is 27 feet. From the east end of curve 'G' to NW 27th Street, Bizpark Drive can be narrowed to 25 feet because of the limited room available due to the existing building on Lot 1, Block 1 and the requirement for a 30 foot setback along I-80.
5. The lot layout has been revised to provide lot frontage for Lot 2, Block 2.
6. Based on our previous response we continue to request a waiver of the sidewalk along the private streets.

L.E.S. COMMENTS

1. The words "and utility easement" have been added to the 15-foot setback easement in Lot 1, Block 1.

M e m o r a n d u m

To: Jennifer Dam, Planning Department
From: Dennis Bartels, Public Works & Utilities
Subject: I-80 Business Park
Date: May 31, 2001
cc: Roger Figard, Virendra Singh, Nicole Fleck-Tooze



Engineering Services has reviewed the I-80 Business Park Preliminary Plat located North of 'O' Street west of NW 27th and has the following comments:

1. Streets - The centerline radii of the horizontal curves of the private streets do not meet design standards for private streets.

The sight distance at the intersection of Bizpark Drive and NW 27th Street should be verified because of the approach to the bridge over I-80.

A note needs to be added to the plat that left turns from Micron Drive to NW 27th may be precluded as traffic increases as required with the previously approved plat.

2. Water - The easement for the proposed public water main and sanitary sewer adjacent to Bizpark Drive does not meet design standards. 15' of easement must be provided beyond the main on the side opposite the roadway.
3. Sanitary Sewer - The previously approved plat allowed a private lift station to serve lots along West 'P' Circle. Provisions need to be made for private ownership and maintenance of this sewer and lift station. The lift station is contrary to design standards, but is satisfactory since the concept was previously approved.
4. Drainage and Grading - No size is shown for the detention cell outlet structure. Final design calculations and as built plans must be provided to Engineering Services upon completion of the detention facility.
5. General - Assessment districts have been requested to build the required water main in NW 27th Street and paving in NW 27th. These districts have not been reviewed or approved by the City Council. These improvements are required whether or not the Council approves their construction by assessment district.
6. The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations

Jennifer Dam, Planning

Page 2

May 31, 2001

including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Memorandum

To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CWB*

Subject: Preliminary Plat # 1008, I-80 Business Park

Date: July 2, 2001

cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Resubmittal for I-80 Business Park Preliminary Plat located at NW 27th and West "O" Streets. Public Works has the following comments regarding the requested waivers:

1. Sidewalks- The Land Subdivision Ord. Chapter 26.27.020 requires sidewalks unless all lots are one or more acres in size. This subdivision does not meet this requirement.
2. Roadway Width- The minimum general use roadway width for Commercial/Industrial is 33' wide with no parking in accordance with Design Standards. The future driveways will not function for Lots 1 & 2 without adequate paving width in Bizpark Drive without greatly oversized drive widths and radii if this waiver is approved.
3. Center Line Radius- Chapter 3.3.2a of the Design Standards require a 150' Radius for two vehicles to meet on the curve. Curve "G" will not support a WB-50 Design Vehicle with a 25' wide roadway width meeting any other vehicle on the curve. Curve "C" is minimal for a WB-50 Design Vehicle and Curves "D" & "E" being incomplete curves should function if this waiver is approved.
4. Intersection Tangent Length- Public Works believes that the required 100' tangent length is necessary at Micron Drive & SW 27th Street intersection. The nature of this development and the types of vehicles that will be using the roadway system necessitates adequate stacking distances for the vehicles entering and departing Micron Drive.
5. Tangent Length Curves "E" to "F"- If Curve "F" is relocated to provide the required 100' tangent length from the intersection as mentioned above, Curve "E" could be redesigned.

The Sight Distance from Bizpark Drive to the north has not been addressed. The Interstate Bridge guard rails and the slope of NW 27th Street could be a factor in the intersection functioning safely. Public Works requested verification in Dennis Bartels' letter dated May 31, 2001.



INTER-DEPARTMENT COMMUNICATION

DATE July 2, 2001

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #2N-28W

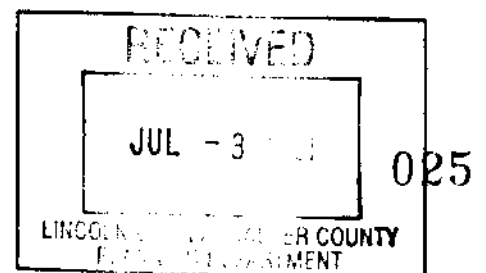
Attached is the Resubmitted Preliminary Plat for I-80 Business Park 1st Addition.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements; however, please change "LES" easement to "utility" easement.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFORDEDEAS.Frm



Memorandum

AUG 2001

To: Becky Horner, Planning Department
From: Dennis Bartels, Public Works and Public Utilities Department
Subject: I-80 Business Park 1st Addition
Date: August 7, 2001
cc: Roger Figard, Nicole Fleck-Tooze

Public Works has reviewed I-80 Business Park 1st Addition and has the following comments:

1. No abutting sewer is shown for Lots 1 and 2 Block 2 and Lot 1, Block 1. The plans must be revised to show abutting sewer.
2. The water main in NW 27th is a 4" main. The main must be replaced with an 8" main as a condition of approval of this final plat.
3. More detail is needed concerning sight at NW 27th and Bizpark Drive. The letter indicates that 30 mph sight distance is provided. Sight distance needs to be checked for both the vertical crest curve in NW 27th and the guard rail approaching the I-80 bridge. Scaling from the plans it appears that the guard rail is a sight distance problem. If sight distance does not meet standards for 30 mph design the plat should be revised.
4. The minimum private roadway width is 27'. Design standards do not differentiate between residential or commercial. The minimum public street width in commercial areas is 33' to accommodate truck turning movements. Engineering Services recommends that minimum design standard of 27' be met for Bizpark Drive.
5. The revisions to the street layout eliminate frontage upon the pavement for Lot 2, Block 2.
6. Sidewalks should be provided as a minimum along at least one side of the private streets and along the west side of NW 27th.

*will maintain
through out*

M e m o r a n d u m

To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CBH*

Subject: Preliminary Plat # 01008, I 80 Business Park 1st Addition

Date: September 17, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised I 80 Business Park 1st Addition Preliminary Plat site plan and has the following comments:

- The extended sanitary sewer in Northwest 28th Street is satisfactory.
- The extended water main along the east side of Northwest 27th Street is satisfactory.
- The sight distance from Bizpark Drive to the north will depend on the street platform of that intersection. Rick Onnen will be submitting the supporting documentation for the sight distance.
- Public Works has agreed to support the 25' wide roadway from Northwest 27th to the beginning of Curve 'G', then tapering from 27' wide to the required 30' width to West 'P' Circle and on to Northwest 27th Street.
- The lot layout for street frontage for Lot 2 is satisfactory.
- Public Works recommends that sidewalks still be required in this industrial area and cannot recommend approval of this waiver along the private streets.



INTER-DEPARTMENT COMMUNICATION

TO Becky Horner, City Planning
SUBJECT DEDICATED EASEMENTS
DN #2N-28W

DATE August 13, 2001
FROM Sharon Theobald
(Ext. 7640)

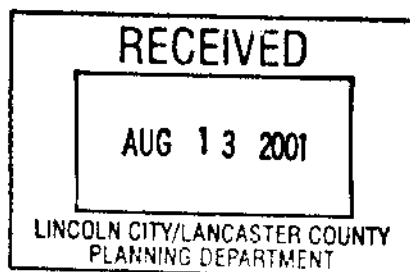
Attached is the Resubmitted Preliminary Plat for I-80 Business Park 1st Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements. However please add "and utility easement" to the 15 ft. setback easement in Lot 1, Block 1.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFOVDEDEAS.Frm

Memo

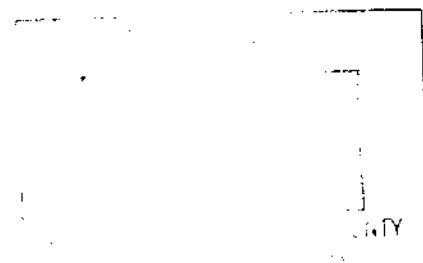


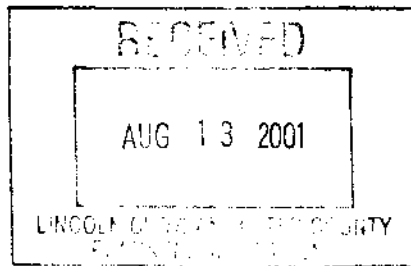
To: Becky Horner, Planning Department
From: Mark Canney, Parks & Recreation
Date: June 28, 2001
Re: I-80 Business Park 1st Addition Resubmittal

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Snowdrift Crabapple should not be planted due to disease problems. A recommended alternative is Donald Wyman.
2. Ponderosa Pine should not be planted as a screen tree. Recommended alternatives include Colorado Spruce and Black Hills Spruce.
3. Proposed tree locations depicted directly in the utility easements of LES. LES needs to review the tree locations to determine if possible conflict with electrical lines. Coordinate tree locations with LES.
4. Trees located on the south side of Micron Drive may also serve as the street trees along West "O" due to limited space.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.





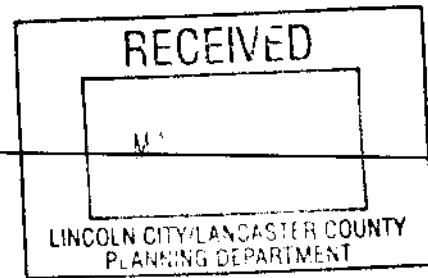
Memo

To: Becky Horner, Planning Department
From: Mark Canney, Parks & Recreation
Date: August 13, 2001
Re: I-80 Business Park 1st Addition Resubmittal

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments at this time.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

SUPERVISOR, CUSTOMER SERVICE SUPPORT



May 10, 2001

Ray Hill
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: I-80 Business Park

Ray,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thank you,

A handwritten signature in cursive script, appearing to read "David L. Wampler".

David L. Wampler
Acting Supv. Customer Service Support

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01056**

Address

Job Description: I-80 Business Park 1st Additio

Location: I-80 Business Park 1st Additio

Special Permit: N

Preliminary Plat: Y 01008

Use Permit: N

CUP/PUD: N

Requested By: RAY HILL - JENNIFER

Status of Review: Approved

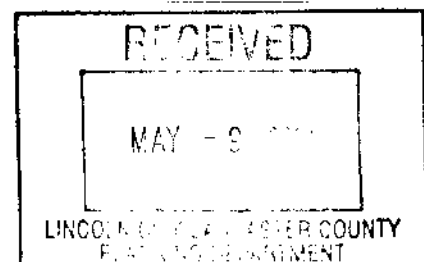
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards





Ray F Hill

05/11/2001 07:50
AM

To: Jennifer L Dam/Notes@Notes
cc:
Subject: I-80 Business Park

----- Forwarded by Ray F Hill/Notes on 05/11/01 07:48 AM -----



"Dennis L. ROTH"
<DROTH@LANCJES2
.ci.lincoln.ne.us>

05/09/01 01:03 AM

To: <rhill@ci.lincoln.ne.us>
cc:
Subject: I-80 Business Park

PROJ NAME: I-80 Business Park, 1st Add
PROJ NMBR: PP01008
PROJ DATE: 05/03/01
PLANNER: Ray Hill

Find NO SIMILAR sounding street names within our geobase
for the proposed names found on the above project, other
than those which are an obvious extension of an existing
street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications Center 9-1-1

re: pub: NW 27th St, W O St,
pvt: W P Cir, NW 28th St, Bizpark Dr and Micron Dr

MEMORANDUM

TO: Planning Commission

DATE: October 3, 2001

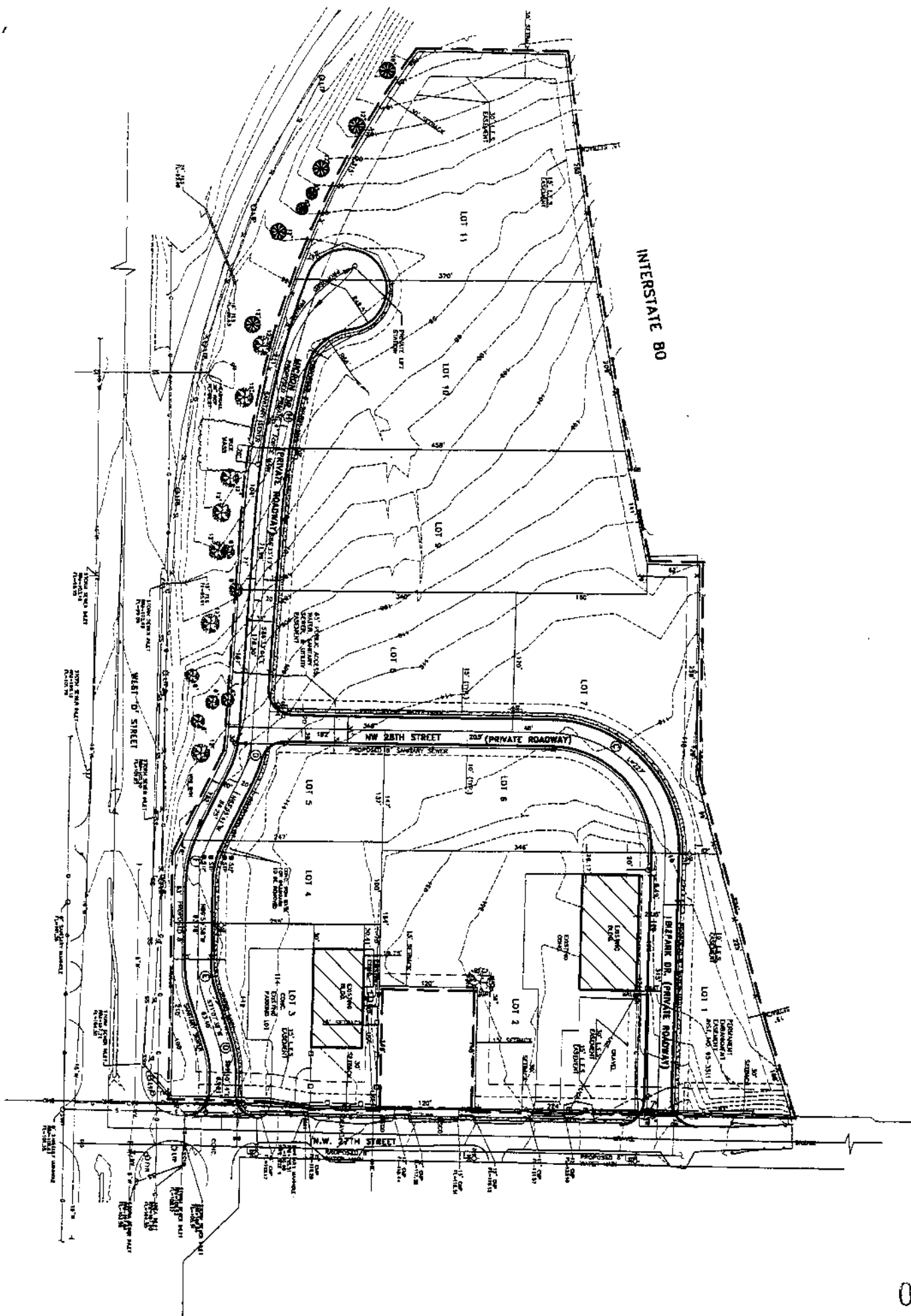
FROM: Becky Horner, Planning *BH*

RE: Preliminary Plat #01008, I-80 Business Park 1st Addition

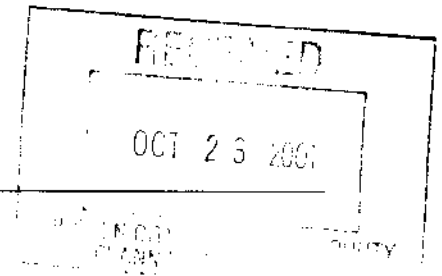
COPIES: Robert Hampton
File

I have included a copy of the previously approved preliminary plat for your review.

I:\SHARED\WP\MEMOTOPC.RDH.wpd



M e m o r a n d u m



To: Becky Horner, Planning

From: Charles W. Baker, Public Works and Utilities *BWB*

Subject: I-80 Business Park Preliminary Plat #01008, Resubmittal

Date: October 22, 2001

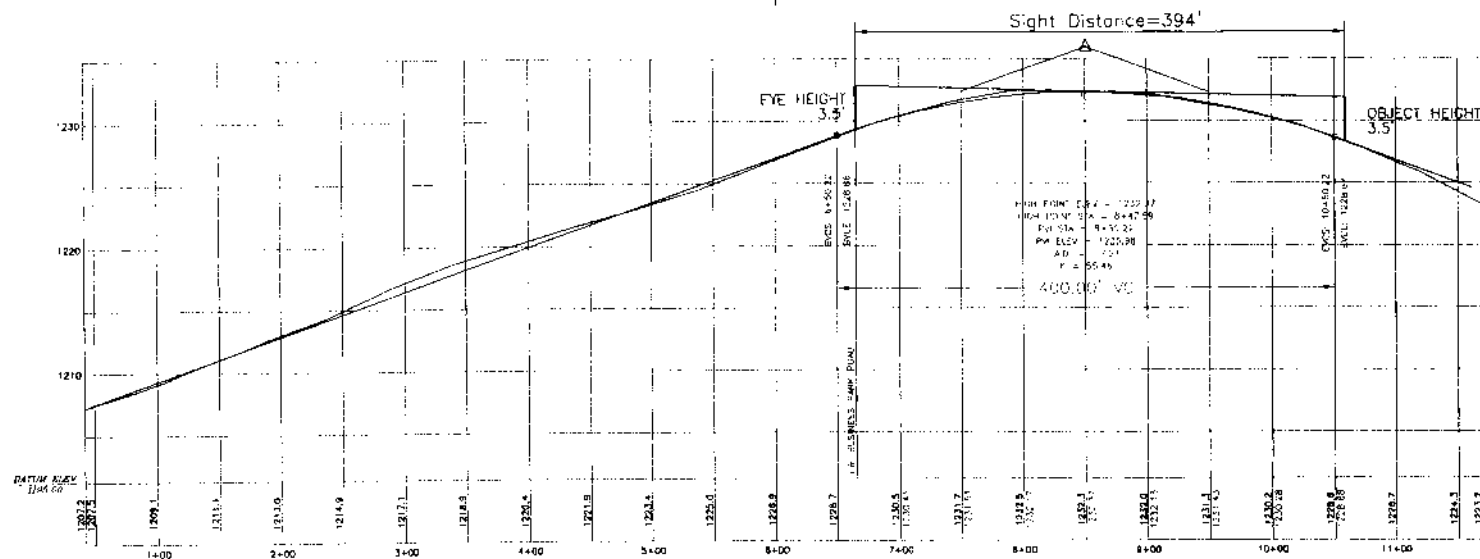
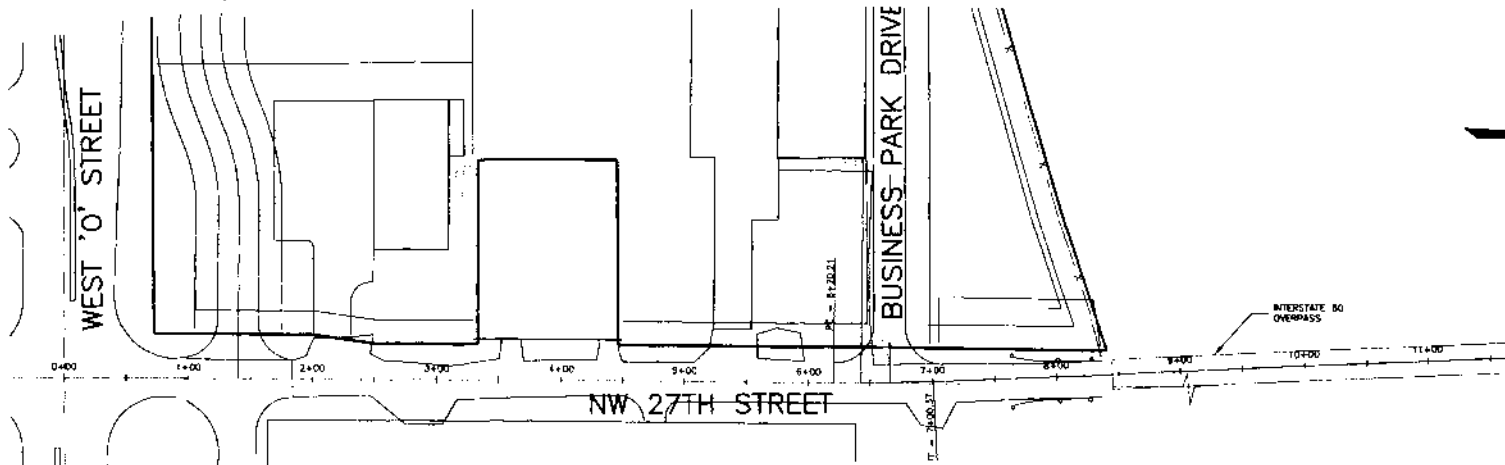
cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the resubmittal of Preliminary Plat #01008 for I-80 Business Park located at Northwest 27th and West "O" Streets. Public Works finds the resubmittal satisfactory.

Item 1.1.2 The sidewalk has been shown on the west side of Northwest 27th Street.

Item 1.1.4 The sight distance exhibit for Business Park Drive is satisfactory and is included with this memo.

Executive Orders have been requested for the construction of the water main and sanitary sewer.



EDC
ENGINEERING DESIGN CONSULTANTS

630 N. Cotner Blvd., Ste. 105
Lincoln, NE 68505
402-464-4011

I-80 BUSINESS PARK DISTANCE SIGHT EXHIBIT

Lincoln, Nebraska

Drawn By: BT
Dwg.: SW27_sight
Date: 9/18/01
Job#: KK-KKK

SHEET
1 OF 1